

Chapter 18.20

CN NEIGHBORHOOD COMMERCIAL DISTRICT

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18.20.010 Purpose of district.

The CN neighborhood commercial district is intended to create and maintain neighborhood shopping areas primarily accommodating offices, personal service, and retail sales uses of moderate size, serving the immediate neighborhood under regulations that will assure compatibility with surrounding residential uses. (Ord. 559 N.S. § A (part), 1981)

18.20.020 Permitted uses.

The following uses shall be permitted in the CN neighborhood commercial district:

- A. Retail stores;
- B. Offices;
- C. Personal services;
- D. Grocery stores;
- E. Professional offices. (Ord. 1135 N.S. § 30, 1993; Ord. 559 N.S. § A (part), 1981)

18.20.030 Conditional uses.

The following uses may be conditionally allowed in the CN neighborhood commercial district, subject to issuance of a conditional use permit in accordance with Chapter 18.54 of this title:

- A. Service stations;
- B. Convenience markets;

- C. Nursery schools and day care centers;
- D. Animal care facilities;
- E. Licensed nursing home;
- F. Private clubs, lodges or fraternal organizations;
- G. Business and trade schools;
- H. Utility facilities essential to provision of utility services to the neighborhood, but excluding construction or storage yards, maintenance facilities, or corporation yards;
- I. Ambulance services;
- J. Restaurants;
- K. Drive-in establishments;
- L. Any other use which the planning commission finds to be of a similar nature to the permitted or conditional uses specified in this chapter for the CN zoning district. (Ord. 1307 N.S. § 3, 1996; Ord. 1215 N.S. § 23, 1995; Ord. 1055 N.S. § C (part), 1991; Ord. 846 N.S. § 1 (part), 1987; Ord. 559 N.S. § A (part), 1981)

18.20.040 Site development standards.

The following site development standards shall apply in the CN neighborhood commercial district:

- A. Minimum zoning district area, two acres;
- B. Minimum lot area, twenty thousand square feet;
- C. Minimum lot width, one hundred feet;
- D. Minimum lot depth, one hundred feet;
- E. Maximum building coverage, fifty percent;
- F. Minimum setbacks:
 - 1. Front, forty feet,
 - 2. Rear, forty feet,
 - 3. Side, forty feet;
- G. Maximum height, two and one-half stories or thirty feet;
- H. Landscaping. Landscaping must cover a minimum of ten percent of the site, and be designed to assure screening of loading, storage, refuse and other unsightly areas;
- I. Side Street Side Yard. A side yard along the side street lot line of a corner lot shall have a width of not less than fifteen feet or one-half the required depth of the front yard, whichever is greater;
- J. Cul-de-sac lot width, minimum of forty feet as measured along the front property line;

K. Allowed only on one quadrant of an intersection. (Ord. 1055 N.S. § C (part), 1991; Ord. 899 N.S. §§ 6 (part), 22 (part), 1989; Ord. 559 N.S. § A (part), 1981)

18.20.050 Additional required conditions.

A. Architectural and site plan approval shall be required of all uses situated on sensitive sites, as defined in Chapter 18.74 of this title. (Ord. 1111 N.S. § 12, 1992; Ord. 559 N.S. § A (part), 1981)